



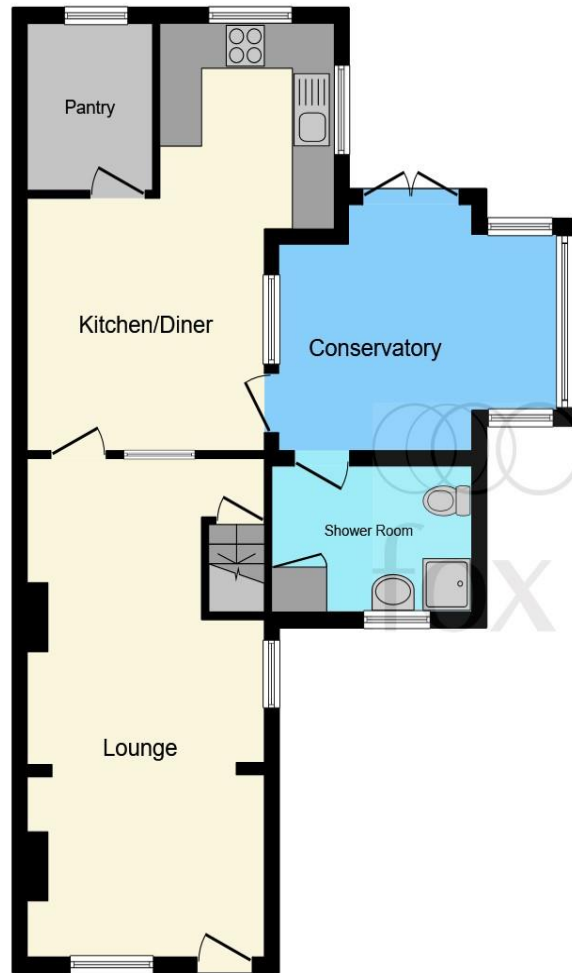
Bridge Cottage Salisbury Road, Burgate Fordingbridge SP6 1LX

welcome to

Bridge Cottage Salisbury Road, Burgate Fordingbridge

NO ONWARD CHAIN!! Fox and Sons are delighted to bring to market this 2/3 Bedroom Semi-Detached Character Cottage with garage and parking for multiple vehicles. The Cottage is located on the outskirts of Fordingbridge and is sold with considerable potential to improve (STPP).





Ground Floor



First Floor



Second Floor

Total floor area 100.0 m² (1,076 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Living Room

11' 1" x 21' 9" (3.38m x 6.63m)

Dining Area

11' 3" x 10' 6" (3.43m x 3.20m)

Kitchen

8' 3" x 9' 3" (2.51m x 2.82m)

Pantry

5' 9" x 7' 7" (1.75m x 2.31m)

Conservatory

12' 3" x 9' 10" (3.73m x 3.00m)

Shower Room

9' x 6' 5" (2.74m x 1.96m)

Bedroom 1

8' 7" x 11' 1" (2.62m x 3.38m)

Bedroom 2

10' x 10' 2" (3.05m x 3.10m)

Attic Room/bedroom 3

10' 2" x 8' (3.10m x 2.44m)

welcome to

Bridge Cottage Salisbury Road, Burgate Fordingbridge

- Deceptively Spacious Character Cottage
- 2/3 Bedrooms
- Vacant Possession
- Tremendous Scope to Improve
- Single Garage and Off Road Parking for Multiple Vehicles

Tenure: Freehold EPC Rating: E

£369,950



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/FDB104503



Property Ref:
FDB104503 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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